

21.07 LOCAL AREAS06/04/2017
C54

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Northern Grampians Planning Scheme. Each section relates to a township within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

21.07-1 Stawell06/04/2017
C54**Overview**

Stawell's close relationships with Ararat provides an opportunity to develop the towns as a cohesive sub-regional cluster of housing, employment and services.

Stawell is a complex township with a variety of land uses. The gradual development of Stawell over a period of 150 years has resulted in a mix of uses, with industries interspersed with residential uses. Conflicts between the uses are now apparent and it is recognised that industry needs to be located in specific areas and provided with the appropriate infrastructure. Stawell has a mix of industrial uses, with gold mining, textiles, brick making, rubber manufacture and meat processing being large industries. An established network of open space comprising of both active and passive recreational areas and bushland reserves exist throughout Stawell. A mix of dwelling types exists generally on large lots.

Key issues

- Recognise the close relationship between Stawell and Ararat and plan for these towns as a cohesive sub-regional cluster of housing, employment and services.
- Promoting and facilitating the development of Stawell as the shire's largest urban centre.
- Natural and built form constraints to development, including the Western Highway, sewerage treatment plant and airport to the south, goldmines to the north east and Iron Box forests to the north and north west.
- The Western Highway provides for a service business centre complementing the central commercial area.

Local area implementation

- Ensure that any proposed use and development within Stawell is generally in accordance with Figure 1: Stawell Strategic Framework Plan.

Settlement, housing, built environment and heritage

- Encourage the growth of Stawell as the shire's largest town.
- Strengthen connections with Ararat to provide a sub-regional cluster of housing, employment and services.
- Encourage residential development in the south east of the town, and north of the Western Highway.
- Encourage infill development with smaller lot subdivisions close to the commercial area.
- Direct low density development to planned estates to protect farming land.
- Direct rural living areas to the periphery of the town.

- Provide a diversity of housing and a range of lot sizes.

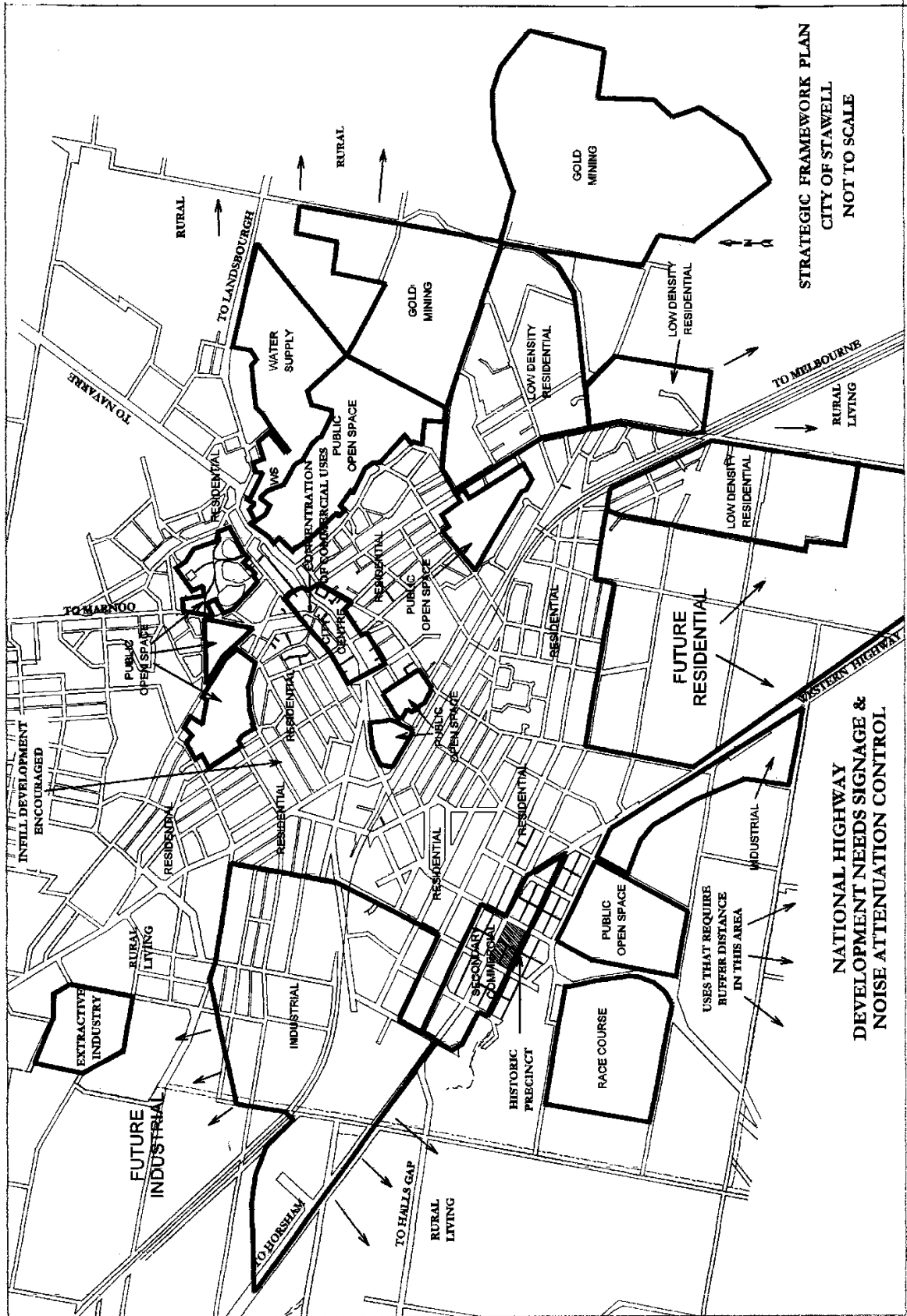
Economic development

- Encourage industrial and intensive commercial development in areas to the north east of the town, including in the vicinity of the gold mine, and to the west of the town.
- Investigate opportunities for greater utilisation of industrial land in Stawell.
- Maintain the central role of the Stawell commercial centre containing key retail activities and the existing shopping precinct.
- Encourage retail and tourism development that capitalises on Stawell's proximity to the Grampians National Park.

Transport

- Encourage land use and development that complements the highway infrastructure in the central commercial area.

Figure 1: Stawell Strategic Framework Plan



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21.07-206/04/2017
C54**St Arnaud****Overview**

St Arnaud is the second largest township in the shire and plays an important role as a service centre for the surrounding rural districts. St Arnaud offers both residents and visitors an attractive environment in which to live, shop and spend leisure time. St Arnaud has an established network of open space, comprising a good mix of passive and active recreation reserves.

Key issues

- Maintaining and enhancing St Arnaud's architectural history.
- The only constraint to urban growth is the State Forest on the town's western boundary.
- Consolidating available residential land.
- Providing infrastructure for residential and commercial development, including access to natural gas.
- Maintaining the existing parks of St Arnaud as places that provide safe, pleasant and convenient passive and active recreational facilities.

Local area implementation

- Ensure that any proposed use and development within St Arnaud is generally in accordance with Figure 2: St Arnaud Strategic Framework Plan.

Settlement, housing, built environment and heritage

- Encourage development that supports the existing rural service role of the St Arnaud.
- Encourage the consolidation and development of available residential land.
- Facilitate infill residential development to make best use of land and infrastructure.
- Provide infrastructure for residential and commercial development, including access to natural gas.
- Direct rural living areas to the periphery of the town.
- Ensure future development enhances and protects identified heritage buildings, streetscapes and places.
- Enhance the botanical and landscape significance of Queen Mary Gardens.

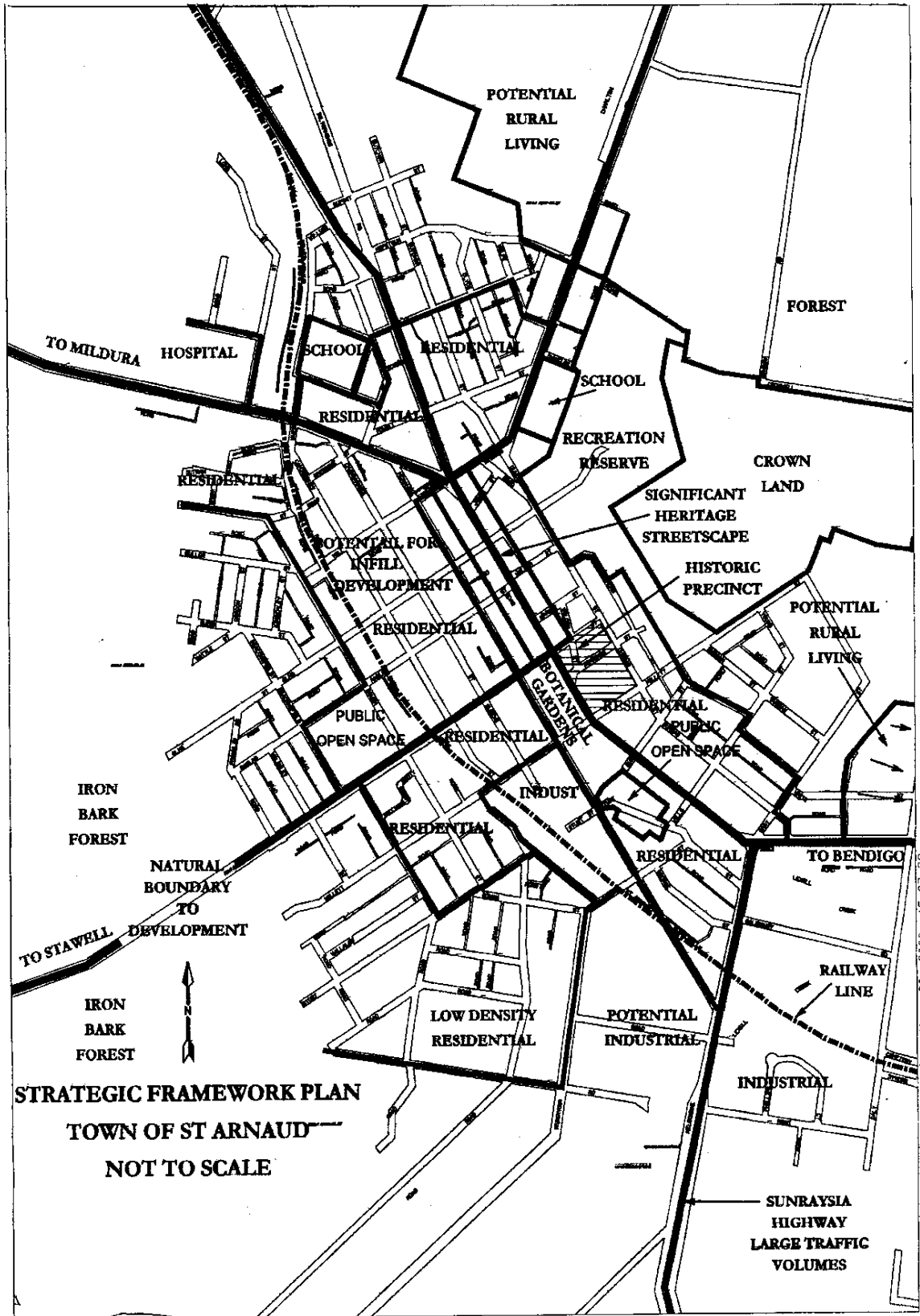
Economic development

- Promote and facilitate the growth of St Arnaud as a major sub-regional centre for rural service industries, machinery and processing plants.
- Support industrial development that offers services and goods for rural industry.
- Investigate opportunities for greater utilisation of industrial land in St Arnaud.
- Reinforce the main street of St Arnaud as a vibrant commercial centre.

Infrastructure and community development

- Encourage the development of Pioneer Park (designed by Edna Walling) and Lord Nelson Park as an active recreational and social centre.

Figure 2 St Arnaud Strategic Framework Plan



21.07-3**Halls Gap/Lake Bellfield**06/04/2017
C54**Overview**

The Halls Gap/Lake Bellfield area is the main focus for development activities associated with the Grampians National Park. Halls Gap is a unique township located in the heart of the Grampians National Park. The township is located in a river valley with steep, densely vegetated slopes either side posing severe development constraints. Halls Gap has the ability to accommodate 10,000 persons in peak periods in a range of accommodation styles.

The township and the immediate area contain business, residential, rural and public land and it serves an important social, economic, tourist and landscape role in the local community.

Key issues

- Protecting the character and charm of Halls Gap as a small township from inappropriate development.
- Ensuring development responds to environmental risks of landslide, flood risk and bushfire.
- Encouraging sensitive urban design in new development that responds to the township's location.
- Providing infrastructure which respects the environmental setting that makes the township attractive.
- Providing for tourism in a friendly country environment in a natural setting.
- Maintaining the character of the valley floor.
- Protecting vistas of and from the nationally and internationally significant Grampians National Park.

Local area implementation

- Ensure that any proposed use and development within the Halls Gap/Bellfield is generally in accordance with Figure 3: Halls Gap Strategic Framework Plan.

Settlement, housing, built environment and heritage

- Encourage consolidation of urban development in and around the existing subdivided areas in Halls Gap compatible with the land's capability.
- Facilitate infill residential development to make best use of land and infrastructure.
- Strongly discourage industrial uses on land zoned for rural or business purposes.
- Reinforce a high level of service, safety and amenity in the commercial centre.
- Maintain and enhance the road and walking track networks.
- Improve access to the open space network through integrating new community and other facilities
- Ensure the central village area of Halls Gap is focal point of the town.
- Discourage the expansion of township boundaries through ribbon development to reduce impacts on village characteristics and main street activation.
- Ensure all new development has regard to the site characteristics and the features of the surrounding locality.

- Ensure that development on the valley floor does not adversely impact on the character of the village and vistas to and from the Grampians National Park.
- Encourage larger lot sizes with heavily treed boundaries (rather than fences) to maintain the village character of the town unless treed boundaries would be adverse to the safety of the premises.
- Ensure development is of a high quality, designed and landscaped with respect to its sensitive context.
- Ensure environmental character and features have been incorporated into the design of any development

Environmental risk and landscape values

- Ensure land is appropriately zoned to protect the environmental values and respond to the risk and vulnerabilities of the land.
- Ensure that all development has regard to building in an area of high fire risk.
- Ensure that residential development has regard to the slope of the land and site constraints.
- Ensure use and development on land identified as susceptible to landslides and erosion is designed to avoid risks.
- Recognise the natural attributes of the Grampians National Park and ensure any development complements such attributes.
- Ensure new development in the Halls Gap and Lake Bellfield area is responsive to its natural setting, maintains a bush setting and minimises visual intrusion.
- Ensure development and built form design is not detrimental to the natural attributes of the Grampians National Park, Halls Gap and Lake Bellfield area.

Economic development

- Consolidate retail and commercial development within the commercial precinct of the Halls Gap Village area.
- Encourage agriculture and other rural activities in areas away from Halls Gap and Lake Bellfield.
- Discourage commercial development other than around the existing Halls Gap town centre.

Reference documents

A Land Use Planning Framework for the Halls Gap Lake Bellfield Area (1990)

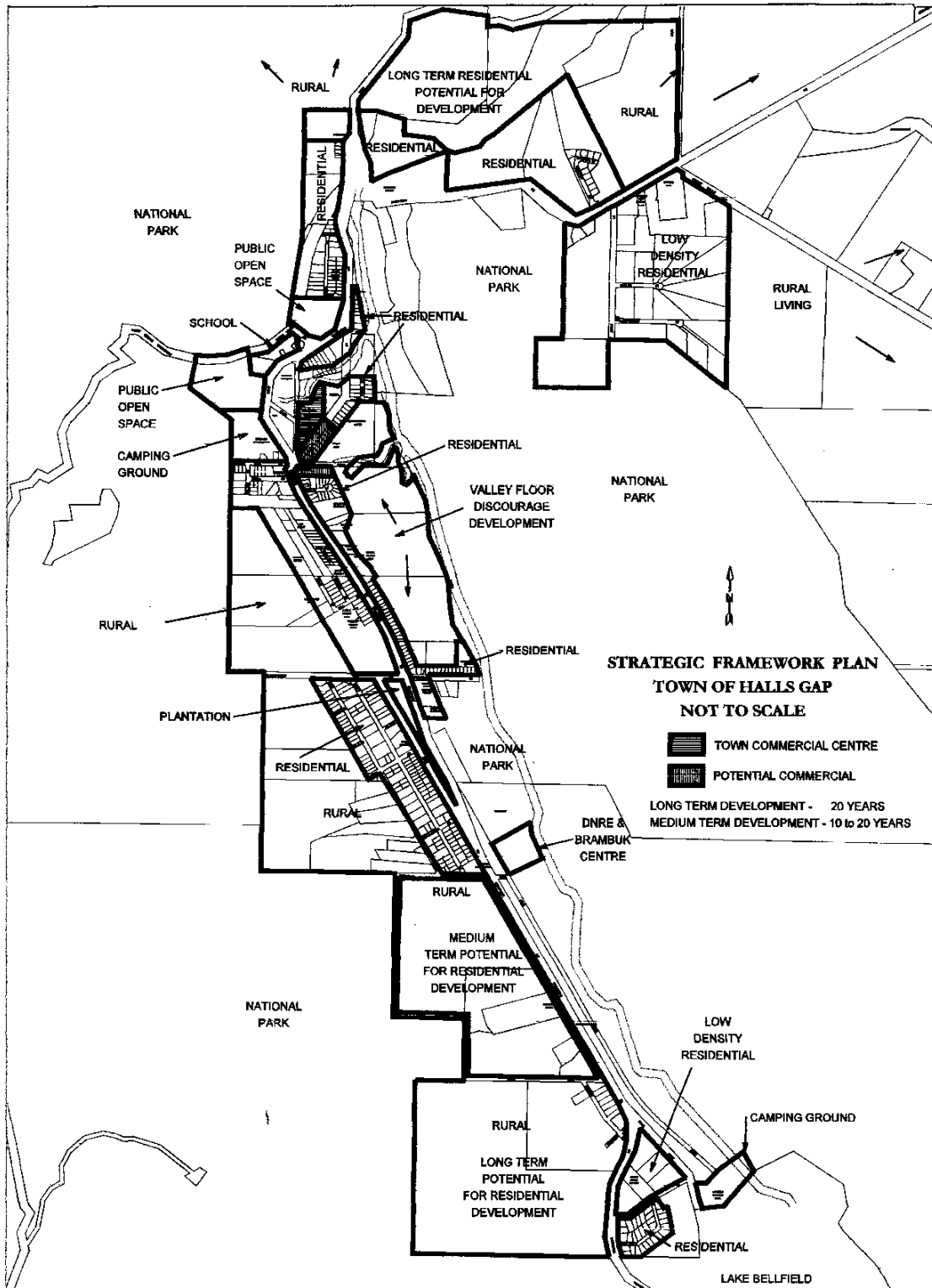
Ararat – Stawell- Halls Gap Triangle Rural Zone Review, Final Report (August 2012)

Grampians Surrounds Strategy, 1991

Halls Gap Townscape Plan (1999)

Halls Gap Township Urban Design Framework, A Pride of Place Project, 2001

Figure 3: Halls Gap Strategic Framework Plan



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Great Western

Overview

Great Western is a small town located on the Western Highway, midway between Stawell and Ararat. The town, with a history of grape growing and wine making, has a strong viticulture identity and rural village character. In recent years expansion of the Seppelt and Best Wineries operations has seen this role within the town consolidated. The town is bisected by the Western Highway and the main Melbourne-Adelaide rail link.

Key issues

- Retaining the rural village character.
- Constraining ribbon development.
- Providing a balanced mix of industrial and residential land uses.
- Providing a range of housing options, including heritage cottages and houses and low density rural lots.
- Flood prone areas to the north of the town.
- Sewer infrastructure covers only part of the township.
- Poor, rocky soils, that is not suitable for on- site treatment of effluent disposal.
- Encouraging the expansion of industrial land uses to complement the wineries.
- The opportunity for infill development on larger lots with multiple road access within the town.

Local area implementation

- Ensure that any proposed use and development within the Great Western township is generally in accordance with Figure 4: Great Western Strategic Framework Plan.

Settlement, housing, built environment and heritage

- Support residential development in locations that contribute to and enhance the village environment.
- Encourage residential development within the township centre in the short and medium term to both retain the current village characteristics and utilise sewer infrastructure.
- Provide a range of housing options, including heritage cottages and houses and low density rural lots.
- Encourage residential development including the uptake of existing vacant lots and well-planned subdivisions within the centre of Great Western that take advantage of existing services and utilities.
- To retain and enhance the village and vineyard features, character and design attributes of Great Western.
- Encourage the retention of older buildings that contribute to the local character and heritage of the township.
- Reinforce key gateway locations at Seppelt's Winery to the east and Bests Winery to the west, through appropriate development which emphasises the importance of their town entry locations and their roles as local landmarks.
- Discourage the expansion of township boundaries through ribbon development to reduce impacts on village characteristics.

- Ensure subdivision retains the existing character of the village and vineyard heritage with wide street frontages and lot sizes that respect the prevailing density.
- Ensure that new buildings and structures respond positively to the existing character of the town.
- Ensure development does not overwhelm or detract from the vineyard heritage//village character of the town.
- Encourage new buildings to match prevailing setbacks with preferences for built form that addresses the street and visually contributes to the streetscape character.
- Maintain the predominant front boundary and side setback patterns through the town centre.
- Encourage the retention of existing canopy trees.
- Ensure that landscaping is integrated with the design of new development and complements the vegetation of the wider area and local 'wine village' character.
- Reinforce the rural and rustic character of the town centre when designing and developing new infrastructure (e.g. no kerb and channel).
- Minimise the visual impact of car parking areas on the main street.
- Rationalise and improve signage throughout the town centre.

Economic Development

- Support the unique and strong tourism and economic activity within Great Western with a focus on heritage and winemaking as key differentiators.
- Ensure retail uses are largely concentrated in the existing commercial area of town.
- Encourage viticulture and wine production industries, together with boutique and gourmet food production and sales.
- Ensure the location, siting, and design of industrial development respects adjoining and adjacent residential and commercial uses.

Infrastructure and community development

- Support sustainable wastewater management and drainage practices with waste water collection and treatment systems, appropriate lot sizes to accommodate on-site treatments and best management practice for on-site stormwater management.

Transport

- Ensure all development with frontage to the Western Highway will have regard to the importance of the highway as a national road.
- Ensure all development and urban design has regard to the duplication of the Western Highway Bypass.

Reference document

Great Western Future Plan 2014-2024

Figure 4: Great Western Strategic Framework Plan

